

Acton Historic District  
Meeting November 23, 2010  
Minutes

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Meeting was called to order at 7:30.

TOWN CLERK, ACTON

Present were Kathy Acerbo-Bachman, Chair, Maya Minkin, Ron Rosen, Michaela Moran, David Barrat and Mike Gowing, BoS liaison.

Citizen's Concerns 12 Woodbury Lane not here. Re snow shields on the Exchange Hall 3 different colors replaced with Moire black. All roof ridge vents to be low level and continue to the gable end. Gutters are in kind replacements and the clapboards are also in kind.

MM the Architectural shingles have been approved before and are acceptable. Drip edges painted to match trim. Low profile ridge vents to run to the gable end.

RR Architectural shingle aspect pattern will predominate as opposed to a three-tab style. With respect to the proposed K gutters, RR recommends the half-round gutter and downspouts.

MM The problem is precedent for approving architectural shingles. I don't love it. We need to discuss this in future conversations with owners. I recommend using 3-tab.

KAB At next retreat we will revisit architectural shingles.

RR Roofing pricing head both ways. Will take to them to review the choices-see what roofer says.

KAB Owner shows he wants to do the right thing. Pass Application came in on 11/8/2010.

7:35 HDC Comments: We can comment on matters outside district if we have a clear rationale. This is according to certain criteria set out by the attorney general and open meeting law. However, interested HDC members must recuse themselves. They can comment on 57 Robbins Street. MG HDC identified that it is not within the historic district. KAB It was purely an advisory opinion.

7:40 5 High Street-Faulkner Home: Present representing the Ironworks Farm was Larry Sorlis. Question of visibility of a pvc pipe used in conjunction with

new heating system. The Faulkner home is located in the South Acton Historic District. Plastic pipe would protrude out of the basement window at an angle on the north-facing side of the house. It is visible from High Street and is within the jurisdiction of the HDC. There is a chimney on the left side of the building that needs to come down. It was added substantially later than the original building. It was there to serve as vent for the old heating system and is no longer required. There is a tight time window. The tenant will be in hospital. The work will be scheduled during the tenant's absence. The pipe is much smaller than the chimney that will be coming down. MM It will not be conspicuous. DB Put a vegetative screen such as a yew tree or other appropriate planting. KAB asked for a motion to approve the application pending abutters' notices. There is no abutters' list yet. The notices will go out as soon as the list is made available. RR moved to approve the installation of the PVC vent pipe as designated in the application. MMK seconded the motion. The unanimous approval is conditioned on the use of screening vegetation using an appropriate planting and coordinated with the Ironworks Farm landscape master plan. Also conditioned on the timely removal of the afore-mentioned chimney.

8:00 18 Windsor Avenue: Public hearing notice read by KAB. Door as described in the application to drawings included with the application. Dimension of the bead-board base or bead-board inside. There is a more substantial hinge than on the original door. KAB This is an enhancement. There are two sets of swinging doors that swing in, not out. Just boarded in. MM windows fixed special Is there special tempered glass? DC could to tempered glass. It had not come up before. He will see if it is necessary to have tempered glass. The wood will be Spanish mahogany and will be painted. MMK Will the doors be symmetrically placed? DC Yes. Refer to the 1904 picture of the firehouse with the two sets of in-swinging doors with two small roofs one each over the two sets of doors. The roofs were all wood. We probably will not reproduce the signage. There is no obvious hardware on the doors. They unlock and overlap from the inside. MMK How far out does the eyebrow roof hang? DC Between 5-5½ inches. RR Question, no relationship, to sill underneath. DC This makes it possible to wheel things up the driveway into the building. We want to wheel into the building. RR What about water drainage? I am concerned that because of the thickness of the door and the dimensions; 4'8" by 9' high makes a big door. The bottom rail is, too small. It should be 2 ¼" more, heftier to bear the weight. DC We can go with thicker material on the bottom. RR Agrees with wood but questions long overhang with threshold having a large gap. It will be weak and could split from the weight of anything rolling over it. It needs to be more durable. It could cost a lot of money over the long term. It's a question of durability. DC Operationally no heavy item will cross over the threshold. It will be made of oak. The space is left open for drainage. MG Z-bar needs to go on the back of door to prevent sagging. Small roller wheels. No need to insulate. RR Put in concealed stiffener. Use two layers of bead-board.

Motion to approve application #1032 with the following conditions:

1. The Door thickness will be 2 1/4".
  2. Dimensions of styles of rails are increased because of large doors.
  3. Detail a base off ground a minimum of an 1".
  4. Make ??? face threshold and beef up threshold. MM seconded. Shingles on eyebrow roofs.
  5. Use metal flashing on eyebrows and paint it to match the color of the wood.
- Voted unanimously.

It was recommended that the plan include rigid insulation as an interlayer between the two layers of bead-board.

DC Needs the C of A within the next ten days to two weeks along with the conditions and recommendations. The exit doors also need approval.

KAB We will need to amend the second application.

8:30 Acton Women's Club. Public hearing notice. Present from the AWC were Carolyn Kilpatrick and Lori Megdal. The issues were the accessible entry and the new lighting. CK referring to plan to redo the entranceways on the right and left side of the building.. The handicap accessible entrance meets with mahogany landing. Two benches, new lights two on either door. Both entrance ways dangerous. Light pole at corner near public sidewalk. Remove tree in next month. A maple-lighting details. Replacing the bulkhead is in-kind replacement. RR Refer to all previous meetings. Appreciate design wonderful space complements the house' traditional aspects; a contemporary design but using traditional techniques. Light no comments regarding the lighting. MMK Stairs replaced simple wrought iron but old granite steps what is fate of them use same type railing in back?

MM Very nice way to do a handicap entrance. Users find it understandable. Happy about granite parts. Put lamppost on town common nothing unsightly. Pending acceptance by the town to have lamppost there. Brick-type materials recommended. Try to reuse the original brick. RR Show to Architectural Access Board. There is an issue with the courtyard because it has no handicap accessible access. KAB We can vote pending approval by the Access Board. MM Thinks it is great but they have to get all other permits in order. KAB RE the tree. CPC project to restore tree planting funding available to replace street trees. Contact DC Funding and structure in place for that. Thanks for all the work.

MM Moved to approve Application 1024 for relocation and redesign of the walkway for AWC with courtyard as presented in drawings #A1 through A1-4 with the following conditions:

1. Original brick to be used as much as possible;
2. The bulkhead replacement is in-kind work;

3. Lighting provisions approved by the town;
4. Relocation of the sidewalk approved by the town;
5. Architectural Access Board approval of the courtyard;
6. Replace post construction is slated for ??

Finding that the new entranceway on left is replacement in kind; West side entrance putting in landing and one step, rails and walkways the same not for stoop and approve it. Lighting #NY8316K for wall sconces and NY9043K for lamp post in black Post is black plastic or possibly wood. RR seconded. MM is concerned about the location of the lamppost. Also it should be plain. RR have rectangle pier out of stone. Could be pricey. A simple wood post, rectangular in design period appropriate and painted black to match finish trim. Pending approval of lamp post locus by the town. It is recommended that the post match the corner boards of the building. Quoizel lighting manufacturer to be included in the list of conditions.

9:00 Exchange Hall snow guards amendment to the application. Glen Berger proposes copper snow guards. DB moved to approve use of Sieger Snow Guards in copper. MM recused herself because of her membership with the Ironworks Farm. She remained in the audience as a member of the public. KAB seconded the motion. Voted unanimous.

498 Main Street. Roof replacement deemed in-kind as the owner is replacing the shingles with the same three-tab design and color. This is a certificate of non-applicability. The board took a two-minute recess.

9:15 KAB spoke with MHC. Ed Bell and Noah Berger, FTA and Jamie Eldridge. The letter to the FTA has no specific due date. However the MBTA needs the letter from the HDC that there are no negative effects. FTYA wants to retract letter to MHC saying that we feel there are negative effects under Section 106. We are the designated direct consulting party and are working with the MHC.

Refer to minor design changes contingency area real issues not just a money issue or local control issue. Legal precedents. The T doesn't want to establish any precedent. The FTA prefers a waiver and no MEPA process which includes completing a check off form. Nervous design changes not allowed before. MM Hingham bailed under HD. Major changes. Met with Janie Eldridge. He spoke with MHC. The letter needs to be written before the new congress meets while all the funding is still in place, by the end of January, 2011. JE also met with the MBTA. They costed out the changes we proposed to get real numbers. There is uncertainty that the numbers are accurate. He will get accurate costs. We do not want to be negative. We have modest design changes. JE is acting as go between with MBTA, HDC and FTA. The center based single platform has been approved but has significant indirect effects. Arbitration may be an answer. No one wants protracted litigation. This would mean just more delay. JE advised that we hold off on writing the letter for now.

TF is concerned about JE's history of seeking growth and not necessarily for HDC's interest. KAB the design changes proposed do not change the footprint. DB We should list the priority items and reach some midpoint where we achieve as much of what we want as possible and yield on less significant issues. RR Develop what is acceptable. Negotiate and arrive at a point of mutual acceptance. MM 106 review KAB formality not an opportunity for impact. This would impact FTA's future projects. T is nervous. They can't get funding without the Section 106 check-off. We can speak to Advisory Counsel for Historic Properties in Washington if letter is retracted. FTA and MBTA will do what the ACHP wants.

We will reserve Tuesday 12/7/10 for special meeting if needed.


10:00 82 River Street: Marcus Souza wants to build an 8'x12' shed having an area of 96 square feet. It will be shingled like the house. It is a Home Depot built shed. It will have two windows with fake shutters and a door in the middle. There is a retaining wall in the back of the property. The shed will be used for storage for yard equipment including a wheelchair, snow thrower, etc. The shed design is generic. It is recommended that there be no window boxes. RR wants to eliminate the doodads. RR moved to approve the application with the following conditions:

1. Shingled with the same shingles as the house.
2. No window boxes or shutters.
3. Painted trim to match the house.
4. Painted hinges as shown on email attachment.
5. The shingles to be three tab.
6. Roof shingles to be the same color as the house.
7. The shed is to be lined up so that it is perpendicular to the house.
8. It will placed as far back as possible from the road and if possible between the two trees shown.

Approval is pending abutter notices.  
Voted unanimously.

Meeting was adjourned at 10:32.

Respectfully submitted

  
David T. Barrat,  
Secretary